

KNOW ALL MEN BY THESE PRESENTS

BOOK 3233 PAGE 0203

that we, VICTOR A. VELEN and ELIZABETH D. VELEN,

of 156 Sunset Avenue, Amherst, Hampshire

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of

-----ONE HUNDRED NINETY FIVE THOUSAND (195,000)-----dollars

grants to

DAVID EDSALL

of 156 Sunset Avenue, Amherst, MA

with warranty covenants

the land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

(Description and encumbrances, if any)

156 Sunset Avenue, Amherst, Massachusetts

Beginning at an iron pin on the westerly side of Sunset Avenue at the northeasterly corner of the tract herein conveyed, which pin is located ten and one tenth (10.1) feet, more or less, southerly of an iron pin at the southeasterly corner of land now or formerly of Sydney B. Snow and Margaret K. Snow; thence westerly along a right-of-way now or formerly of Harriet Millard Butterfield, two hundred one and four tenths (201.4) feet, more or less, to an iron pin; thence continuing westerly along said right-of-way, one hundred one and five tenths (101.5) feet, more or less, to an iron pin; thence southerly along land now or formerly of Victor L. Butterfield et al, one hundred eleven and two tenths (111.2) feet, more or less, to an iron pin; thence easterly along land now or formerly of Robert P. Hadley, one hundred eight and eight tenths (108.8) feet, more or less, to an iron pin; thence continuing easterly along land now or formerly of Harriet Millard Butterfield, two hundred five and sixty-four hundredths (205.64) feet, more or less, to an iron pin on said westerly side of Sunset Avenue, which pin is located one hundred sixteen and twenty-five hundredths (116.25) feet, more or less, northerly of an iron pin at the northeast corner of land now or formerly of Henry D. Coe and Louise C. Coe; thence northerly along said westerly side of Sunset Avenue, one hundred sixteen and fifteen hundredths (116.15) feet, more or less, to the iron pin at the place of beginning.

For a more particular description, see plan entitled, "Butterfield Estate, Sunset Avenue, Amherst, Mass." recorded with Hampshire County Registry of Deeds, Plan Book 27, Page 51.

TOGETHER WITH a right-of-way approximately ten (10) feet wide along the northerly boundary of the tract herein conveyed and extending two hundred one and four tenths (201.4) feet, more or less, westerly from Sunset Avenue.

The Easterly portion of the tract is SUBJECT TO an easement or right-of-way in favor of the Town of Amherst to maintain sewer pipes.

Being all the same premises described in deed of The First National Bank of Amherst, Executor, to the grantors herein, dated July 24, 1975, recorded in said Registry of Deeds, Book 1840, Page 81.

CANCELLED

444.60

Witness our hands and seals this

16th day of August 1988

Charles M. Pash
Charles M. Pash

Victor A. Velen
 Victor A. Velen
Elizabeth D. Velen
 Elizabeth D. Velen

The Commonwealth of Massachusetts

HAMPSHIRE

ss.

August 16, 1988

Then personally appeared the above named

VICTOR A. VELEN AND ELIZABETH D. VELEN

and acknowledged the foregoing instrument to be their free act and deed, before me,

Charles M. Pash
 Notary Public — Justice of the Peace

My commission expires March 23 1995

Date Aug 16 1988 at 11 o'clock and 32 minutes A M, Rec'd, ent'd and exam'd

(THE FOLLOWING IS NOT PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.